



## Apartment Three-bedroom (4+kk)

Ask for price

163 m<sup>2</sup>, Praha 6, Vokovice, Ke Dvoru





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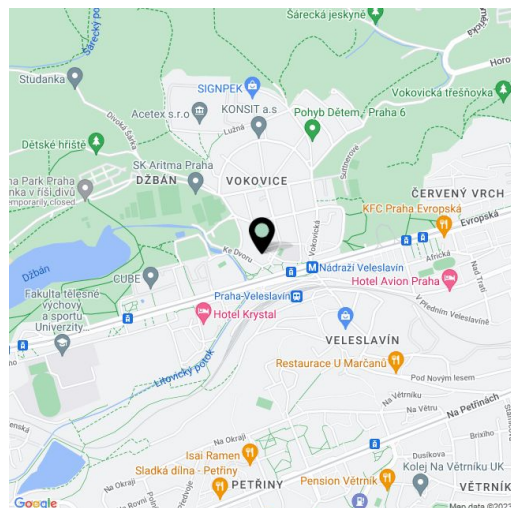
Total area	178 m <sup>2</sup>
Floor area*	163 m <sup>2</sup>
Terrace	15 m <sup>2</sup>
Parking	2 garage parking spaces
Garage	Yes
Cellar	Yes
PENB	B
Reference number	28386

Attractive apartment boasting two enclosed balconies with green views, in the newly emerging Šárecký dvůr residential project, consisting of 51 apartments. The project uniquely combines modern architecture & design with elegant & historic preserved Baroque structures. The private complex will offer 24-hour reception, secure underground parking, CCTV and a beautifully landscaped private park.

The dominant of the apartment on the 3th floor is a generous living room with a kitchen, dining room and entrance to an **west-facing enclosed balcony**. The master bedroom with en-suite bathroom is adjacent to an **east-facing enclosed balcony**. There are also 2 bedrooms, a spacious entrance hall, a bathroom, a separate toilet and a utility room. The apartment is offered in a state of **white walls**, which allows completion according to the owner's needs and wishes. **The purchase price includes garage for 2 cars, parking space and a cellar.**

**Location in a pleasant, lovely area of Prague 6**, offering all public amenities, greenery and quick access to the center and airport. The complex is located close to the Džbán water reservoir and the Divoká Šárka Nature Reserve: active lifestyle lovers can take full advantage of the environment perfectly suitable for cycling, hiking, in-line skating, jogging or even swimming and golfing, plus skating in winter. All services will be at your fingertips - the Veleslavín metro station with swift connections to the city center is only a few minutes' walk away, and the Václav Havel Airport in Ruzyně can be reached in just ten minutes by car or bus.

Floor area 162.5 m<sup>2</sup>, enclosed balconies 7.7 m<sup>2</sup> + 7.7 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.



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Šarecký  
dvůr

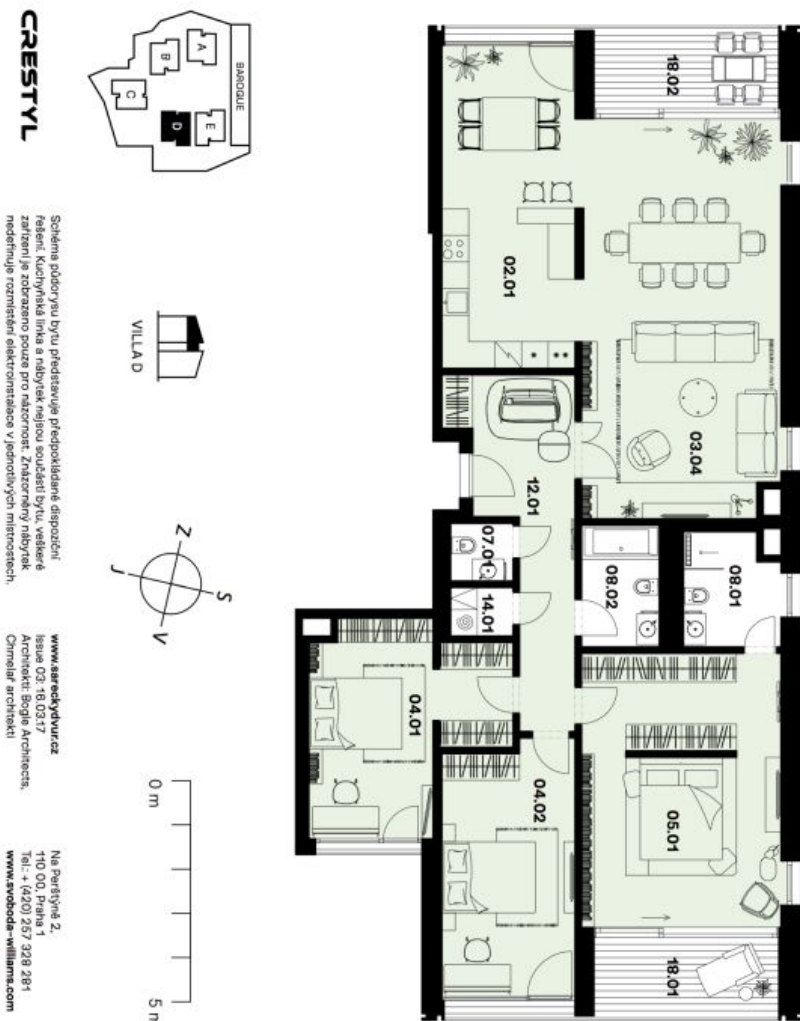


Schéma podorysu bytu představuje předpokládané dispozici  
řešení. Kuchyňská linka a nábytek nejsou součástí bytu, veškeré  
zařazení je zobrazeno pouze pro názornost. Zpracování nábytk  
moderně rozmístění elektroroztače v jednotlivých místnostech.

www.sareckydvur.cz  
Issue 03: 18.03.17  
Architekt: Bogie Architects,  
Chmelář architekti

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110 00, Praha 1  
Tel.: + (420) 257 328 281  
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## D-4.1 4.NP 4KK

Č.	Místnost	m <sup>2</sup>
02.01	Kuchyň	10,9
03.04	Obývací pokoj + jídelna	51,3
04.01	Pokoj	17,8
04.02	Pokoj	17,0
05.01	Ložnice	27,4
07.01	Toaleta	1,9
08.01	Koupelna + toaleta	5,4
08.02	Koupelna + toaleta	4,7
12.01	Chodba	14,9
14.01	Komora	1,7
<b>Podlahová plocha dle NOZ</b>		<b>162,5</b>
18.01	Lodžie	7,7
18.02	Lodžie	7,7



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